

6, 12180 44 Street SE
Calgary, Alberta

MLS # A2162940



**WAREHOUSE/OFFICE CONDOS
IN SOUTHBEND FOR SALE**
12180 44 Street SE
Calgary

\$557,000

Division: East Shepard Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,200 sq.ft.

Zoning: I-G

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: NA

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

****Price Reduced \$557,000**Warehouse / Office Condos in Southbend for Sale **District: Southbend Industrial **Loading: 1 (10' x 12') drive-in per bay **Ceiling Height: 18-22' (TBV) **Power: 100 amp (possibility to upgrade to 200 amp (TBV) **Available for Sale: 2,200 sq. ft. Unit 6 **Approximately 25 to 30% of office build out. **Mezzanine area undeveloped (storage use only). **A building common area utility room is located within the unit.**